

Clause 56 Assessment

Requirement	Response
<p>Clause 56.01-1</p> <p>Subdivision site and context description</p>	<p>Requirement / Performance Standard met</p> <p>Sections of the planning report highlight the features and conditions of the site which have driven the design response.</p> <p>A full description of the site and context has been incorporated within the report demonstrating how the proposed subdivision responds to its surrounds.</p>
<p>Clause 56.01-2</p> <p>Subdivision design response</p>	<p>Requirement / Performance Standard met</p> <p>The subdivision design responds to the dwellings proposed and does not create any vacant lots.</p> <p>Refer to Section 5 of the Town Planning Report for a detailed assessment against the Policy requirements of the Moyne Planning Scheme.</p>
<p>Clause 56.03-5 Neighbourhood character objective (C6)</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> - Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. - Respond to and integrate with the surrounding urban environment. - Protect significant vegetation and site features. 	<p>Requirement / Performance Standard met</p> <p>The subdivision design responds to the character of the dwellings proposed. This is in keeping with infill examples at Dunlee Way and Chastel Close, which provide for higher density infill behind the main streetscape of Sackville Street.</p> <p>The siting and design of the subdivision is considered to respond appropriately to the location of the dwellings behind the existing dwelling.</p>
<p>Clause 56.04-1 Lot diversity and distribution (Standard C7)</p> <p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> - Single dwellings. - Two dwellings or more. - Higher density housing. - Residential buildings and Retirement villages. <p>Lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p>	<p>Requirement / Performance Standard met</p> <p>The proposal has been designed to create lots for the new dwellings.</p> <p>The lot sizes will contribute to lot diversity in the locality, and is well located close to services and the CBD of Port Fairy.</p> <p>The proposed subdivision is located within approximately 150 metres of the nearest bus stop on Campbell Street.</p>

Requirement	Response
<p>Clause 56.04-2 Lot area and building envelopes (Standard C8)</p> <p>Lots of between 300 square metres and 500 square metres should contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</p> <p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> - Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. - Existing or proposed easements on lots. - Significant vegetation and site features. 	<p>Requirement / Performance Standard not applicable</p> <p>No building envelopes are required as dwellings are also proposed.</p>
<p>Clause 56.04-3 Solar orientation of lots (Standard C9)</p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> - The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. - Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>Requirement / Performance Standard met</p> <p>All proposed lots have been orientated to optimise solar access for the proposed dwellings.</p>
<p>Clause 56.04-4 Street orientation (Standard C10)</p> <p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> - Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. - Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. - Providing roads and streets along public open space boundaries. 	<p>Requirement / Performance Standard not applicable</p> <p>No new streets are proposed.</p>
<p>Clause 56.04-5 Common area (Standard C11)</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report in accordance with the criteria within the Standard.</p>	<p>Requirement / Performance Standard met</p> <p>The plans identify the common areas proposed for the common access to the site.</p>
<p>Clause 56.05-1 Integrated urban landscape (Standard C12)</p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design, as outlined within the Standard.</p>	<p>Requirement / Performance Standard not applicable</p> <p>No street or public open space is proposed as part of the subdivision.</p>

Requirement	Response
<p>Clause 56.06-2 Walking and cycling network (Standard C15)</p> <p>The walking and cycling network should be designed in accordance with the Standard to provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p>	<p>Requirement / Performance Standard not applicable</p> <p>No street or public open space is proposed as part of the subdivision.</p>
<p>Clause 56.06-4 Neighbourhood street network (Standard C17)</p> <p>The neighbourhood street network must account for the existing mobility network and provide safe and efficient access in accordance with the Standard.</p>	<p>Requirement / Performance Standard not applicable</p> <p>No street or public open space is proposed as part of the subdivision.</p>
<p>Clause 56.06-5 Walking and cycling network detail (Standard C18)</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed in accordance with the criteria outlined within the Standard.</p>	<p>Requirement / Performance Standard not applicable</p> <p>No street or public open space is proposed as part of the subdivision.</p>
<p>Clause 56.06-7 Neighbourhood street network detail (Standard C20)</p> <p>The design of streets and roads should be designed in accordance with the criteria outlined within the Standard.</p>	<p>Requirement / Performance Standard not applicable</p> <p>No street or public open space is proposed as part of the subdivision.</p>
<p>Clause 56.06-8 Lot access (Standard C21)</p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Requirement / Performance Standard met</p> <p>Vehicle access will be via the existing crossover, subject to the requirements of Council. Access to each lot will be via the proposed common property driveway.</p>
<p>Clause 56.07-1 Drinking water supply (Standard C22)</p> <p>The supply of drinking water must be designed and constructed in accordance with relevant water authority requirements, provided to the boundary of all lots within the subdivision.</p>	<p>Requirement / Performance Standard met</p> <p>Reticulated water supply will be provided to lots as per the requirements of Wannon Water.</p>
<p>Clause 56.07-2 Reused and recycled water (Standard C23)</p> <p>Reused and recycled water supply systems must be design and constructed in accordance with the Environment Protection Authority and Department of Health and Human Services, and provided to the boundary of all lots within the subdivision by the relevant water authority.</p>	<p>Requirement / Performance Standard not applicable</p> <p>The use of recycled water is not proposed as part of this development.</p>
<p>Clause 56.07-3 Waste water management (Standard C24)</p> <p>Waste water systems must be designed, constructed and managed in accordance with the relevant water authority and Environment Protection Authority, and be consistent with any relevant approved domestic waste water management plan.</p>	<p>Requirement / Performance Standard met</p> <p>All lots will be connected to the existing reticulated wastewater system, as per requirements of Wannon Water.</p>
<p>Clause 56.07-4 Stormwater management (Standard C25)</p> <p>The urban stormwater management system must be designed and managed in accordance with the requirements of the relevant drainage authority, water authority and best practice guidelines, and should be integrated with street and public open space networks and landscape design.</p>	<p>Requirement / Performance Standard met</p> <p>Site drainage will be consistent with the requirements of Council and best practice guidelines.</p>

Requirement	Response
<p>Clause 56.08-1 Site management (Standard C26)</p> <p>Description of site management prior to and during the construction period, including erosion and sediment, dust, run-off, litter, concrete and other construction wastes, chemical contamination, and vegetation and natural features planned for retention.</p>	<p>Requirement / Performance Standard met</p> <p>Appropriate measures will be undertaken during relevant construction works, including any trenches required, to ensure protection from degradation, sedimentation and contamination.</p>
<p>Clause 56.09-1 Shared trenching (Standard C27)</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Requirement / Performance Standard met</p> <p>Shared trenching will be utilised throughout the proposed subdivision where possible.</p>
<p>Clause 56.09-2 Electricity and telecommunications (Standard C28)</p> <p>Electricity supply systems must be designed in accordance with the relevant electricity supply agency, and provided to the boundary of all lots within the subdivision.</p> <p>Telecommunications systems must be designed in accordance with the requirements of the relevant telecommunications agency, and provided to the boundary of all lots within the subdivision.</p>	<p>Requirement / Performance Standard met</p> <p>The lots will be connected to electricity and telecommunications in accordance with the requirements of the relevant servicing authorities.</p>
<p>Clause 56.09-3 Fire hydrants (Standard C29)</p> <p>Fire hydrants should be provided a maximum distance of 120 metres from the rear of each lot and no more than 200 metres apart.</p>	<p>Requirement / Performance Standard met</p> <p>Fire hydrants will be provided accordance with the requirements of the relevant authority.</p>
<p>Clause 56.09-4 Public lighting (Standard C30)</p> <p>Public lighting should be designed in accordance with the relevant Australian Standards, and provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths, including public open spaces that are likely to be well used.</p>	<p>Requirement / Performance Standard met</p> <p>Appropriate levels of lighting will be provided to the satisfaction of the responsible authority.</p>